

## £220,000 Shared Ownership

Malvern House, 2 Palmer Road, London SW11 4GJ



- Guideline Minimum Deposit £22,000
- Seventh Floor with Balcony
- Spacious, Open-Plan Kitchen/Reception
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Guide Min Income Dual £75.9k | Single £87.7k
- Approx. 864 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Garden
- Short Walk to Tube/Rail Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £880,000). A spacious and stylishly-presented apartment on the seventh floor. The high-spec property features a large reception room with attractive flooring, open-plan kitchen area and a door that leads out onto the west-facing balcony. Both bedrooms are generously-sized doubles, the bathroom is smart and modern with premium fittings and a pair of storage/utility cupboards have been provided in the entrance hallway. Malvern House is part of a recently-built development centred around a very pleasant communal garden. Demanding insulation standards, high performance glazing and underfloor heating supplied via a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, sports facilities and green, open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a new Northern Line station. In addition, Vauxhall Station is only a brief bus/bike ride away. Food shopping is convenient with an on-site Tesco Express, plus Waitrose and Sainsbury's supermarkets in the local area. Nearby Chelsea Bridge also means areas north of the Thames are within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/01/2020).

**Minimum Share:** 25% (£220,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £663.44 per month (subject to annual review).

**Service Charge:** £359.69 per month (includes personal heating and hot water and subject to annual review).

**Guideline Minimum Income:** Dual - £75,900 | Single - £87,700 (based on minimum share and 10% deposit).

**Council Tax:** Band E, London Borough of Wandsworth. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

## DIMENSIONS

### SEVENTH FLOOR

#### Entrance Hallway

#### Reception Room

18' 2" max. x 13' 3" max. (5.54m x 4.04m)

#### Balcony

#### Kitchen

19' 4" max. x 11' 2" (5.89m x 3.40m)

#### Bedroom 1

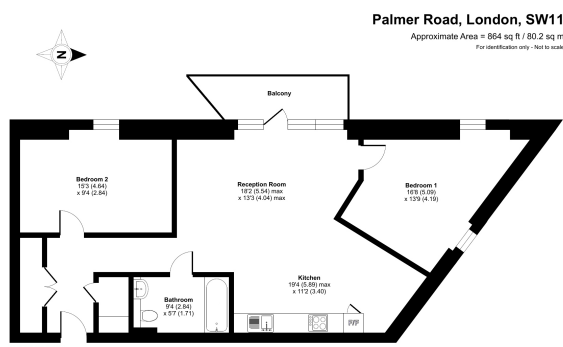
16' 8" x 13' 9" (5.09m x 4.19m)

#### Bedroom 2

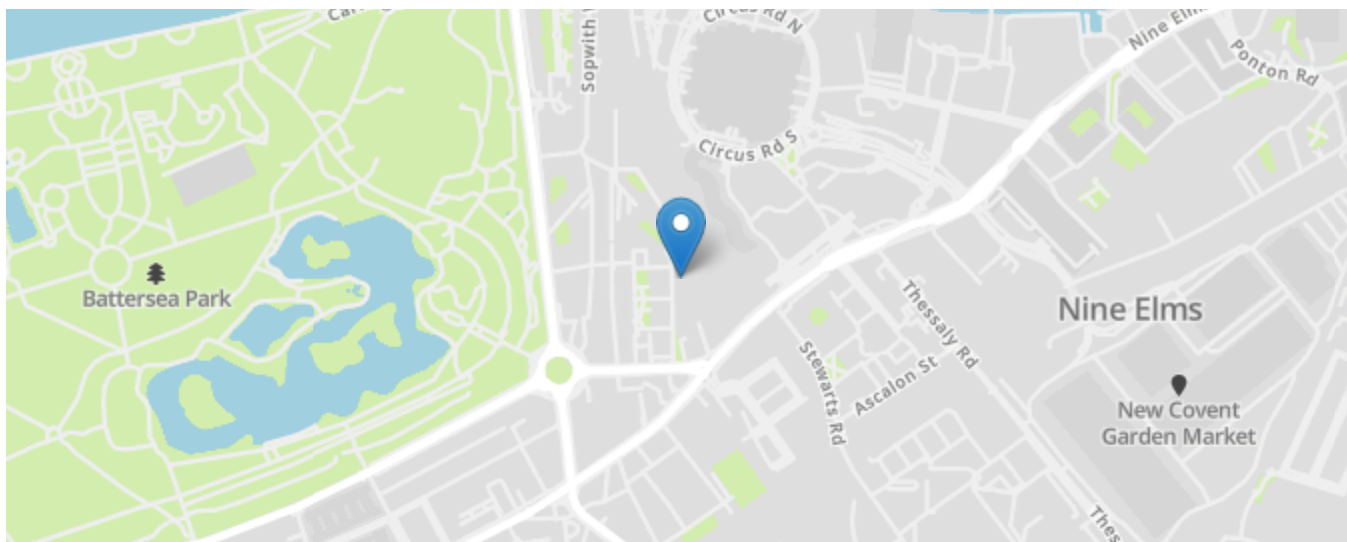
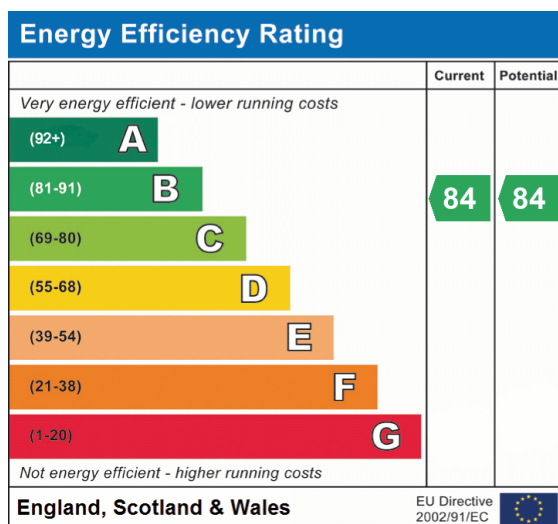
15' 3" x 9' 4" (4.64m x 2.84m)

#### Bathroom

9' 4" x 5' 7" (2.84m x 1.71m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Measuring International Property Measurement Standards (MIPMS) (November 2018).  
Produced for Urban Moves. 2627 - 130608



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.